

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
Thursday – November 17, 2022

AGENDA

A. ROLL CALL

B. APPROVAL OF MINUTES FROM THE OCTOBER 20, 2022, CHICAGO PLAN COMMISSION HEARING

C. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT

DISPOSITION

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 4715 North Western Avenue to 4715 North Western Owner LLC and The Community Builders, Inc, and/or its affiliated entities. (22-059-21; 4th Ward).
2. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 5036-44 South Prairie Avenue to 5050 Prairie, LLC. (22-061-21; 3rd Ward).
3. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 647 East 47th Street to Two Fish Crab Shack (22-062-21; 4th Ward).
4. A resolution recommending a proposed ordinance authorizing a disposition of land, generally located at 2240 and 2300-2332 S. Wabash Avenue from the Chicago Board of Education (BOE) to the Chicago Housing Authority (CHA) (22-067-21; 3rd Ward).

ANLAP

5. A resolution recommending a proposed ordinance authorizing an adjacent neighbor's land acquisition program, generally located at 7146 South Artesian Avenue to Juan Henriguez and Seidy Diaz (22-060-21; 18th Ward).

ACQUISITION

6. A resolution recommending a proposed ordinance authorizing an acquisition of privately owned land, generally located at 2240 and 2300-2332 S. Wabash Avenue from Board of Education (BOE)/ Chicago Public Schools (CPS) (22-068-21; 3rd Ward).

CHANGE OF USE

7. A resolution recommending a proposed ordinance authorizing a change of use, generally located at 2431-2459 South Dearborn Street and 2430-2458 South State Street (South half of CHA-owned parcel) (22-066-21; 3rd Ward).

TIF PLAN UPDATES

8. A resolution recommending a proposed amendment to the 43rd/Cottage Grove Tax Increment Financing Redevelopment Project Area in the area generally bounded by Pershing Road to the north, Drexel Boulevard to the east, 48th Street on the south, and Vincennes Avenue to the west in order to continue redevelopment in the Grand Boulevard community area. (22-063-21; 3rd & 4th Ward).
9. A resolution recommending a proposed amendment to the Bronzeville Tax Increment Financing Redevelopment Project Area in the area generally bounded by the Stevenson Expressway to the north, Moe Drive to the east, 40th Street to the south, and Dan Ryan Expressway to the west in order to continue redevelopment in the Douglas and Grand Boulevard community areas. (22-064-21; 3rd & 4th Ward).

10. A resolution recommending a proposed amendment to the Madden/Wells Tax Increment Financing Redevelopment Project Area in the area generally bounded by Browning Avenue to the north, Lake Park Avenue to the east, Oakwood Boulevard to the south, and Rhodes Avenue to the west in order to continue redevelopment in the Oakland community area. (22-065-21; 4th Ward).

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE

1. A proposed amendment to Residential Business Planned Development No. 1428, submitted by Onni Grand Limited Partnership, for the property generally located at 369 West Grand Avenue. The Applicant proposes to amend Residential Business Planned Development No. 1428 to add “Day Care” as a permitted use. The day care facility will be located on the ground floor of the building. No changes are proposed to the exterior of the existing building in the Planned Development. (21130, 42nd Ward)
2. A proposed amendment to Waterway-Business Planned Development No. 1222, submitted by Delta Real Estate Holdings, LLC, for the property generally located at 2501 N. Elston Avenue. The applicant proposes to rezone all of Waterway-Business Planned Development No. 1222 to C3-3 (Commercial, Manufacturing and Employment District) and then back to Waterway-Business Planned Development No. 1222, as amended. The applicant seeks to remove a portion of land from the Planned Development boundaries. No new construction or site improvements are proposed as part of this amendment request. (21131, 32nd Ward)
3. A proposed amendment to Business Planned Development No. 1238, submitted by Tennis Corporation of America d/b/a Midtown Athletic Club, for the property generally located at 2416-2520 N. Elston Avenue. The applicant proposes to rezone the subject site from Business Planned Development No. 1238 to Waterway-Business Planned Development Number 1238, as amended. The proposal will include additional property within the Planned Development boundaries. No new construction or site improvements are proposed as part of this amendment request. (21048, 32nd Ward)
4. A proposed Industrial Corridor Map Amendment located within the Kinzie Industrial Corridor, submitted by Ephemeral Solutions, Inc. for the property generally located at 1356-1366 West Lake Street. The Applicant proposes to rezone the property from M2-3 (Light Industry District) to a DS-3 (Downtown Service District) to allow for the operation of a tattoo studio in the existing building. (21155-T1, 27th Ward)
5. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by the Chicago Park District, for the property generally located at 1987 E. Hayes Drive. The property is zoned POS-1 and is within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a new baseball field and renovate two existing baseball diamonds north of Hayes Drive. The renovation involves replacement of the existing infields, installation of new player benches and pathways, and general ADA improvements (LF #771; 5th Ward).
6. A proposed Residential-Business Planned Development, submitted by Hudson Michigan Avenue Owner LLC, for the property generally located at 2222 S. Michigan Avenue. The applicant proposes to rezone the site from DS-3 and DS-5 (Downtown Service District) to a unified DX-5 (Downtown Mixed-Use District), then to a Residential-Business Planned Development. The applicant proposes to renovate the existing 3-story building, construct a 1-story rooftop addition for a maximum building height of 62’ - 4” to contain retail, commercial, restaurant, rooftop patio, lodging and entertainment uses; 38 residential

units; and incidental and accessory uses. The project will provide 1 loading berth and 38 bicycle parking spaces. The maximum FAR (Floor Area Ratio) of the planned development will be 5.0. (21136, 3rd Ward)

7. A proposed Residential Business Planned Development, submitted by the applicant, The Community Builders, Inc., for the property generally located at 4651-4719 N. Western Avenue, 2320-2332 W. Leland Avenue, and 2323-2333 W. Leland Avenue. The applicant is proposing to rezone the site from B3-2 Community Shopping District to a B3-3 Community Shopping District, and then to a Residential Business Planned Development. The applicant seeks to rezone the property to construct a new 6-story, 63 affordable dwelling unit building with 36 parking spaces and ground floor commercial space along North Western Avenue and West Leland Avenue. (21122, 47th Ward)
8. A proposed resolution to adopt the Western Avenue Corridor Study. The Western Avenue Corridor Study is a community-based planning initiative to envision an equitable, long-term future for the Western Avenue corridor, from Addison Street to Howard Street. The study examines land uses, development patterns, and circulation along this heavily traveled and diverse corridor. Extensive community outreach has been underway since early 2021 with residents, business owners, elected officials, and other stakeholders in portions of North Center, Ravenswood, Lincoln Square, West Ridge, and West Rogers Park. A draft of the study report was presented to the community and posted for public comment in October 2022.
9. A proposed resolution to adopt The Roseland Community Medical District Master Plan. The Roseland Community Medical District Master Plan sets forth the vision, physical framework, development strategy and design guidelines for the planning, design, construction, and operation of a mixed-use campus focused on high-quality patient care, outpatient services and related investment to address longstanding community needs within the Roseland Community Medical District. The Roseland Community Medical District, created by state legislation, is bound approximately by 110th Street to the north, Michigan Avenue to the east, 112th Street to the south, Stewart Street to the west.

E. CHAIRMAN'S REPORT / INFORMATIONAL PRESENTATIONS

1. An information presentation on the Altenheim Framework Plan. The Altenheim Framework plan sets the foundation for a recreational trail and string of open spaces on a two-mile section of elevated rail line on Chicago's West Side in the communities of North Lawndale, East Garfield Park and West Garfield Park. It is grounded in a year-long effort to engage residents and stakeholders through in-person and virtual meetings and an online survey. In addition to planning for the future trail and related open spaces, the plan identifies redevelopment opportunities in six unique focus areas surrounding the rail line and proposes concept plans. The plan also addresses potential impacts on the surrounding community with a section devoted to equitable investment that makes recommendations for resident retention, local economic growth and anti-displacement strategies. This presentation is for informational purposes with the goal of adoption at a future Plan Commission hearing.

ADJOURN